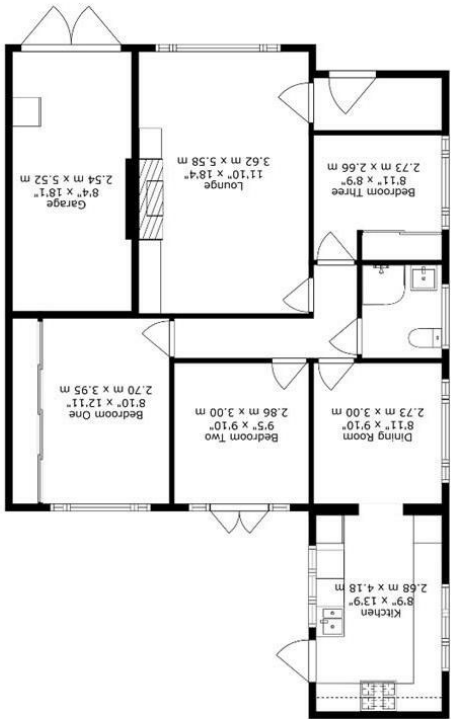


Energy Efficiency Rating		
Potential	Current	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
		G (1-20)
		F (21-30)
		E (31-54)
		D (55-68)
	58	C (69-80)
		B (81-91)
		A (92 plus)
Very energy efficient - lower running costs		
	77	



We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.



4 Weaver Grange, Moulton  
Approximate Gross Internal Area:  
1045 sq.ft 97 sq.m

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4 Weaver Grange  
Cheshire  
CW9 8PH



Asking Price  
£280,000

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4, Weaver Grange Moulton, Cheshire, CW9 8PH

Sitting back from Weaver Grange in a prized corner plot that instantly generates a great sense of space and privacy, the covered doorway of an attractive pale brick facade entices you into a layout that flows with ease. Notably presented yet with ample scope to be updated and enhanced, the dimensions and design create a host of possibilities.

A welcoming entrance hall opens into a spacious lounge that makes it easy to imagine sitting back, relaxing and spending quality time together. Broad windows allow a lovely measure of sunlight to tumble in and the stonework of a feature fireplace extends out to either side giving plenty of room for a TV/media area. Adding to the sense of space and privacy, when you explore further you'll find an inner hallway unfolding onto a series of rooms.

Equally well-sized for everyday meals or evenings with friends the dining room flows through a charming archway into the kitchen where a demi-glazed door makes it easy to enjoy a morning coffee on a secluded paved patio. Fully fitted with country cabinetry, a gas hob and tower ovens, this impressive space wraps-around providing a wealth of storage and workspace that's both easy on the eye and extremely functional. Additional spots beneath the countertops house both a dishwasher and washer/dryer and wide double aspect windows maximise the views of the surrounding greenery.

With garden views of its own the main bedroom offers a peaceful retreat from a busy day and has copious storage behind the sliding mirror doors of a wall of fitted wardrobes. French doors in the second double bedroom connect with the sunny patio and the well-proportioned third bedroom is also fitted with storage options and offers the flexibility to become a home office/study if preferred. Together these three bedrooms share a contemporary shower room.

Outside the clipped evergreen foliage of extensive hedgerows frame the cared for wrap-around gardens that lend a beautiful backdrop to the bungalow. To the front of the property an extensive front garden has a large well-maintained lawn bordered by slate shingle beds peppered with low level shrubs. The brilliant driveway and integral garage supply the convenience of private off-road parking for several vehicles.

The greenery of the lawns and the slate shingle beds reach around to an impressively private and long gated side garden reaching down to a duo of raised beds that budding gardeners will appreciate for either feature flowers or herbs and vegetables. A timber shed has handy storage for garden tools and barbeques and a further gate opens to reveal the considerable paved patio that sits adjoining the kitchen producing an idyllic spot for al fresco dining!

